



**MINUTES (subject to agreement at the next Committee meeting) OF A MEETING OF THE REGENERATION & ENVIRONMENT COMMITTEE HELD ON TUESDAY 7 JUNE 2016 AT 7PM IN THE TOWN HALL, HIGH STREET, STONEHOUSE**

**Present:**

**Councillors:** Carol Kambites (Convenor)  
Tim Jackson (Deputy Convenor)  
Gwen Atkinson  
Ray Clegg  
Pam Swain (Deputy Chair of Council/Deputy Mayor)  
Theresa Watt (Chair of Council/Mayor)

**Committee Clerk:** Rachel Russell

**Also present:** Councillor John Callinan

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*Attendees are reminded that the Proceedings of this meeting may be filmed, photographed or recorded.*

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**A G E N D A**

**K2/317 TO RECEIVE APOLOGIES**

No apologies were received.

**K2/318 TO APPOINT A COMMITTEE CONVENOR**

Councillor Swain proposed, Councillor Jackson seconded that Cllr Kambites be appointed. All in favour.

**K2/319 TO APPOINT A DEPUTY COMMITTEE CONVENOR**

Councillor Watt proposed, Councillor Atkinson seconded that Cllr Jackson be appointed. All in favour.

**K2/320 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**K2/321 TO APPROVE THE MINUTES OF THE COMMITTEE MEETING HELD ON 4 APRIL 2016**

The Minutes were approved as a true record.

**K2/322 ADJOURNMENT FOR PUBLIC PARTICIPATION**

Cllr. Callinan asked that item K2/323/3 on the agenda be referred to as High Street repairs rather than improvements; Cllr. Kambites agreed this would be more accurate.

Regarding Agenda item K2/323/4, Parking Review, he asked what the relationship was between Gloucestershire County Council (GCC), Stonehouse Town Council and Stroud District Council. Cllr. Kambites explained that GCC were responsible for parking regulations on the highway, whereas Stroud District Council were responsible for the High Street car park.

**K2/323 HIGHWAYS ISSUES**

**1. Oldends Lane**

The Committee Clerk reported that she was arranging a meeting with the GCC Local Highways Manager to discuss possible solutions to road safety issues at Oldends Lane. Cllrs. noted that

the West of Stonehouse development would have a significant impact on use of Oldends Lane. This issue to be referred to Traffic Working Group to report progress on discussing options to improve road safety at Oldends Lane.

## **2. Traffic working group**

The following Terms of Reference were agreed for the Traffic working group (members, agreed at AGM 23 May 2016, are Cllrs. Atkinson, Callinan and Watt):

1. To look at traffic issues, particularly safety issues, across the parish.
2. To look at parking in relation to safety.
3. To bring proposals for solutions to identified problems for consideration by the Regeneration and Environment Committee.
4. To look at sources of funding and advice regarding measures to improve safety.

## **3. High Street repairs:**

a) Current information from GCC is that repairs to the Share Space will begin on 22 June and last for 12 weeks. Metal plates will be placed on Laburnum Walk and High Street access to car park. Work will be taking place during Stonehouse in Bloom. GCC to be asked if temporary signals will operate when work not going on and if a larger, clearer sign regarding the purpose of the Share Space will be provided.

Traffic Working Group to look at what signs are needed.

b) A letter of the 1st April 2016 from business owner regarding the Shared Space with extracts from social media comments was noted. A copy has been sent to GCC by the business owner. Cllr. Jackson commented that since Share Space introduced both speeds along the High Street and number of accidents have been reduced.

## **4. GCC Parking Review:**

a) Notes of a meeting with GCC Parking Manager 28 April 2016 regarding the Parking Review were circulated with agenda. On the advice of the Town Clerk, they are added as Appendix 1 to these minutes.

b) The Committee Clerk reported that despite requests made to GCC to designate a parking bay outside Co-op Funeral Care, there has been no progress and the latest information from Scott Tompkins, GCC Highways Manager, is that this will be considered during the Parking Review.

5. Traffic Working Group to consider application to the 'Safe and Social Driving in Gloucestershire' funding opportunity from the Commissioner's Fund 2016/17
6. The appointment of a new Local Highways Manager for the Stonehouse area, Daniel Tiffney, was noted.
7. The Highways Agency announcement that A417 Missing Link project is moving to Phase 1 was noted.

## **K2/324 BRISTOL ROAD STATION FEASIBILITY STUDY**

1. Cllr. Watt reported that she had attended a meeting of 7 April 2016 set up by Neil Carmichael, MP regarding the re-opening of Bristol Road Station and one further meeting of the Bristol Road Station working group, bodies interested in arranging and funding a feasibility study. GCC are doing a survey with Bristol City Council on increasing the frequency of trains coming from Yate and then possibly to Gloucester, including the feasibility of stopping at Stonehouse. This report has been delayed but is expected soon and is relevant to any feasibility study for the re-opening of Bristol Road. Ecotricity, Stonehouse Town Council and GCC would all contribute funding for a feasibility study.

2. It was agreed that Cllr. Watt will represent the Town Council on the Bristol Road station working group which also includes, amongst others, representatives from GCC, Gloucestershire Local Economic Partnership (GFirst LEP) and Ecotricity. Cllr. Kambites will attend if Cllr. Watt is unavailable.

## **K2/325 STATION LINK PATH PROJECT**

1. The Committee Clerk reported that quotes for work to the footpath had been received and she now has the correct contact details for Network Rail to report need for work on trees and undergrowth next to path.
2. Three quotations had been received. GCC Area Manager, Daniel Tiffney had advised that the specifications quoted for were all satisfactory but that the Town Council should check how contractors will ensure site safety. It was agreed to accept the lowest quotation for work to upgrade footpath between Queen's Road and car park for £3,600 (excluding VAT) from Richings Contracting so long as the firm's response to queries regarding safe working practice were satisfactory.
3. It was agreed to provide three signs: one near the Station, "Footpath to car park", one on fence in car park near to streetlight (permission from Network Rail to be sought) and one near the parking ticket machine (permission from Stroud District Council to be sought). If there is funding it was suggested that signs to Cotswold Way could be provided to encourage walkers to use town facilities.

### **K2/326 INFORMATION FOR STATION USERS ON PUBLIC CAR PARK**

Cllr. Watt has put up posters in Burdett Road and given flyers to staff at ticket office; more flyers are needed. The car park will be closed shortly to all for work to move ticket office. Posters could be placed on boundary to car park.

### **K2/327 STROUD DISTRICT COUNCIL(SDC)PUBLIC CONSULTATION ON COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE AND PUBLIC CONSULTATION ON DRAFT PLANNING OBLIGATIONS SUPPLEMENTARY PLANNING DOCUMENT (SPD)**

It was agreed to provide comments as in Cllr.Kambites draft comments circulated before the meeting:

1. All the exemptions will leave very little development that is subject to CIL. In particular: The exemption of buildings into which people do not normally go does not appear to be justified. The exemption of all sites within the local plan will exempt most of the major development in the plan period. A lower rate for sites within the Local Plan would be more appropriate. The exemption of land in the Stroud Valleys seems unnecessary. It would seem more appropriate to set a lower rate for brownfield sites.
2. It is not clear why supermarkets and retail warehouses should pay a lower rate than other development.
3. The list of transport infrastructure projects should include railway stations and improvements to railway stations.

An additional comment was agreed; that the Draft 123 List at Appendix 2 was less specific than previous version (Feb 2014) which referred to several projects relevant to Stonehouse: A419 major scheme between Jctn 13 and Stroud, Improvements to railway stations, Improvements to Stonehouse Ocean Railway Bridge and Reopening of Stonehouse (Bristol line) railway station

### **K2/328 SDC'S STRATEGIC ASSESSMENT OF LAND AVAILABILITY (SALA) CALL FOR SITES CONSULTATION**

The index of all sites submitted for SDC's SALA, now available on SDC's website, was noted. SDC will now consider the suitability of each site for development. It was established that site 72, Jefferies Fields, was near vineyards. The location of site 108, Land North West of Stonehouse, submitted by Bruton Knowles, is not yet known.

### **K2/329 TOWN COUNCIL LIST OF PROJECTS FOR DEVELOPER CONTRIBUTIONS**

It was agreed that the following regeneration and infrastructure projects are to be put forward for inclusion on the Town Council's list (held by the Finance and Strategy Committee and circulated with the agenda):

- Re-opening of Bristol Road Station
- Bridge over railway at Oldends Lane
- Improved pedestrian links to canal area

The following comments were made on the current Stonehouse Community Project list:  
The £160,000 cost for improvements to Oldends Lane car park seems excessive, the sensory garden is not a current priority and the provision of an outdoor gym could be removed. The list needs to include some smaller projects.

### **K2/330 STROUD DISTRICT COUNCIL'S SHELTERED HOUSING REVIEW**

No further information has been received regarding the Sheltered Housing Review. The Committee Clerk reported that David Milner, SDC's Sheltered Housing Project Manager was developing costed options and she would re-arrange a meeting with him as he had cancelled a previous meeting.

### **K2/331 SHIP INN SITE**

It was noted that SDC Asset Management had informed the Town Council that land at Wharfdale Way had been transferred for private development and architects appointed for mixed tenure housing at the Ship Inn site.

### **K2/332 ENVIRONMENT AGENCY - PROPERTY THRESHOLD SURVEYS: FLOOD RISK**

Information received regarding "threshold" surveys of properties in areas of flood risk was noted.

### **K2/333 GREAT WESTERN RAILWAY CYCLE POLICY UPDATE**

To note the introduction of compulsory, free bicycle reservations on long distance High Speed trains to give cyclists a guaranteed space. It was noted that although the reservation itself may be free, payment has to be made to take a bike on the train.

### **K2/334 COTSWOLD CANALS PROJECT**

1. It was noted that the bid for Heritage Lottery Fund money for Phase 1B (Stonehouse to Saul) was not successful. Cllr. Kambites reported that this may have been due to the size of the bid and work would continue on funding Phase 1B.
2. Cllr. Powell has been nominated as Town Council representative on the Canals Partnership and will be sent date of next meeting is at Ebley Mill (Council Chamber), 7pm, 29<sup>th</sup> June. Cllr. Kambites to attend if Cllr. Powell unavailable.

### **K2/335 STREET AUDIT**

Three of the bus shelters which the Town Council is responsible for remain unsurveyed. Broken plastic outside the fishing tackle shop to be reported to County Council. Cllrs Kambites and Atkinson to complete Street Audit; Committee Clerk to send Deputy Clerk's street audit report to Cllr. Kambites.

### **K2/336 NEIGHBOURHOOD PLAN UPDATE**

1. Minutes of Stonehouse Neighbourhood Plan Group meetings of 28 April and 12 May 2016 were circulated with the agenda. A consultation draft Plan was agreed by the Town Council on 23<sup>rd</sup> May and work continues on collating maps and photos for the designed document and ensuring evidence for the Plan will be available on the website for the 6 week consultation period of 1<sup>st</sup> July to 12 August.
2. The note letter sent by Stonehouse Neighbourhood Plan Group (SNPG) to Neil Carmichael MP regarding legal challenges to made Neighbourhood Plans from developers questioning evidence used. In one case, Haddenham, this has led to sections of the made Plan being deleted. SNPG are concerned that efforts of volunteers and the localism agenda can be undermined in this way. Mr Carmichael has responded by referring the letter to Barry Wyatt, Planning Policy, SDC.

### **K2/337 COMMITTEE EXPENDITURE**

A committee budget was not available but the only spending has been on the Committee Clerk's salary.

### **K2/338 PLANNING RESULTS (RECEIVED FROM STROUD DISTRICT COUNCIL)**

(For Members' information – the letter in brackets are an indication of the Town Council observations. N.O. = No Observations/OBJ = Object/SUPP = Support/DNO or Supp = Do Not Object or Support)

**14/0810 Land west of Stonehouse, Nastend Lane, Nastend**

Outline planning permission – A mixed use development comprising up to 1,350 dwellings and 9.3 hectares of employment land.

Further submitted plans for access: Grove Lane, Brunel Way, Oldends Lane

**CONSENT (OBJ)**

**16/0248/HHOLD Land At Triona, Gloucester Road, Stonehouse**

Proposed new window unit to existing dormer following permission

**CONSENT (N.O)**

**16/0367/HHOLD 16 Blackwell Close, Stonehouse, Gloucestershire**

Retrospective application for erection of decking in front garden. Resubmission following refusal S.15/1138/HHOLD

**CONSENT (N.O)**

**16/0514/HHOLD 31 Arrowsmith Drive**

Erection of conservatory

**CONSENT (N.O)**

**16/0535/TCADouble Lock Cottage, Ryeford Road North, Ryeford, Stonehouse.**

T1 Conifer, T2 Prunus (Double Flowering Cherry), T3 Laburnum, T4 Laburnum - Fell. T5 Willow - Monumenting (leave bottom 4m of trunk). T6 Birch, T7 Holly - Fell.

**CONSENT Unable to comment due to lack of a plan**

**16/0254/FUL Wards House, Wycliffe College, Bristol Road, Stonehouse.**

Demolition of existing 3 storey boarding house and the erection of a new 3 storey, 87 place boarding house and ancillary accommodation

**CONSENT (N.O provided Tree Officer's concerns are met)**

**K2/339 DATE OF NEXT MEETING AND AGENDA ITEMS**

**11th July 2016**

**Cllrs. Watt and Kambites gave apologies for this meeting.**

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